LOT 726
IN OR 2156/1342
HERON ISLES PHASE THREE C

PATRICK JOHN D & KAREN S
96056 BREEZEWAY CT
YULEE, FL 32097

**2023**

**37-3N-28-0745-0726-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

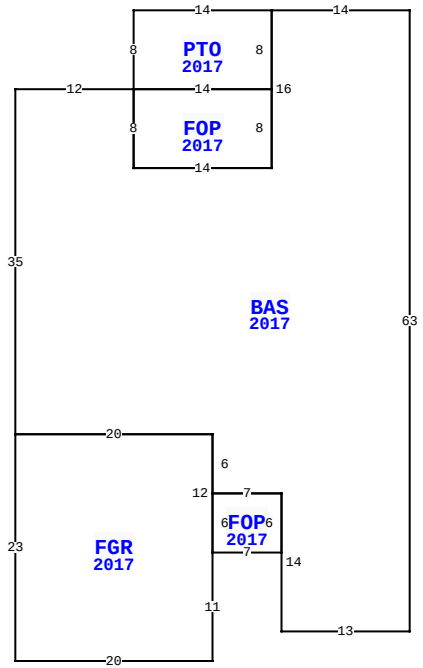
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4038.0200 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,702 | 100 | 1,702 | 187,429 |
| FGR | 460 | 55 | 253 | 27,861 |
| FOP | 42 | 30 | 13 | 1,432 |
| FOP | 112 | 30 | 34 | 3,745 |
| PTO | 112 | 5 | 6 | 661 |
| TOTALS | 2,428 | | 2,008 | 221,126 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,008 | 124.5090 | 112.37 | 225,639 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1702 HX Base Yr 2018




96056 BREEZEWAY CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 221,126 |
| TOTAL MARKET OB/XF VALUE | | 3,304 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 279,430 |
| SOH/AGL Deduction | | 98,463 |
| ASSESSED VALUE | | 180,967 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 130,967 |
| TOTAL JUST VALUE | | 279,430 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 237,832 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1705242 | CO ISSUED | 0 | 10/19/2017 |
| B1705242 | NEW CONSTR | 219,219 | 06/13/2017 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2156/1342 | 10/27/2017 | WD | Q | I | 01 | 200,500 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: PATRICK JOHN D & KA | | | | | | |
| 2122/0187 | 5/23/2017 | WD | Q | V | 05 | 126,000 |
| GRANTOR: HERON ISLES JOINT VEN | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] W14 S8 FOP=[YR=2017] S8 E14 N8 W14$ E14 N8 $ S16 W14 N8 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$.

### EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 100 | 20 | 3 | 60.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 378 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 580.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 2,926 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,304

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 11/29/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS